

**PLANNING BOARD MEETING MINUTES  
TUESDAY, OCTOBER 18, 2005**

**MEMBERS PRESENT:** Jeremy Daly, Chair  
Paula Caron  
Jay Cruz  
John DiPasquale  
Mike Hurley  
Nancy Maynard  
Dean Tran  
Yvette Cooks (associate member)  
Paul Fontaine, Jr. (associate member)

**PLANNING OFFICE:** David Streb, Mike O'Hara

**Call to Order**

Meeting called to order at 6:00 p.m. in the Veteran's Room, First Floor, City Hall.

**Communications**

Board reviewed correspondence received:

Petition to make the entirety of Putnam Park and Putnam Park Passway a public way. OPC Staff will provide a staff report for the Board to review for the next meeting.

Board cc'ed on letter from Atty. George Watts regarding 106 East Street Special Permit. Appeal period on Planning Board's denial of the Special Permit has lapsed; no appeal was filed. Applicant now requesting to go to the Board of Appeals to change non-conforming use.

Various meeting notices & MRPC Annual Report received.

Notice of Council public hearing for laying out of Castle and Bishop Streets.

Water Department's request for DEP Adjudicatory Hearing re: proposed Shattuck Road improvements, Tully.

**Meeting Minutes**

A motion was made and seconded to approve the draft minutes of the September 20<sup>th</sup> meeting as corrected by Ms. Caron. Vote unanimous to approve.

**ANR Plans**

There were no ANR submittals.

**Special Permit - remand from Superior Court, Wanoosnoc Estates, Pandiscio**

E-mail request from Pandiscio received that day (10-18) requesting postponement until next meeting.

Board said that they didn't want submittals to come in at the meeting. Board said that submittals must be received by November 1 in order to be on the November 15 agenda, to include a revised plan and a development impact statement and to include information re: Damon Road, septic systems affected, etc.

**PUBLIC HEARINGS**

**Special Permit & Site Plan Review - 380 Elm St., 4-family (postponed from 9-20-05)**

Atty. Christine Morrissey presented the project for Mr. Colangelo, owner. Project has changed from a 4-family to a 3-family. He no longer needs Variance from ZBA for building setback since dropping from four units to three. Two existing garages will be demolished. The project will have public sewer and water; each unit will have a garage. Mr. Colangelo had no building elevations with him, but will be similar in appearance to 178 Daniels Street condos. Pavement to be removed, also chain link fence to be removed; trees to remain.

Ms. Caron asked if extra parking spaces could be provided for visitors.

Mr. Cruz: Would the applicant be opposed to posting a \$10,000 bond to ensure that the work is being done. Board will release bond when site work done in accordance with approved plan. Mr. Colangelo says he has some guaranty like that now, and he wouldn't necessarily be opposed.

Hearing closed.

Motion made & seconded to grant Special Permit and Site Plan Approval for three units as presented, subject to conditions:

- in general conformance with submitted site plan
- private trash removal
- \$10,000 bond or performance guarantee to be submitted to insure satisfactory completion of site
- submittal of the master deed
- architectural style to be similar to 3 townhouse-style condos at 178 Daniels St.
- paved driveway
- 4-foot high decorative fencing along property line
- removal of garages
- loaming & seeding where there is no pavement
- Install drainage facilities as shown on plan
- maintenance of detention basin

Vote 7-0 to approve Special Permit.

**Definitive Subdivision - Matson, Westminster Hill Road & Brierwood Dr.**

Mr. DiPasquale recused himself and left the room.

Members present for hearing: Caron, Cruz, Daly, Hurley, Maynard, Tran (6).

Mr. Daly pointed out that a majority vote (4) is needed to approve a Definitive Subdivision.

Hearing opened.

Atty. George Watts presented the plan. Preliminary subdivision plan was before the Board in April and May. Plan revised from 47 to 41 building lots. Lot 42 to be detention basin. Change in elevation from 680' to 750' and streets have max. 8% slopes. No slopes exceed requirement.

Access still proposed from Hartland Ave. instead of from Colony Road because that access would be too steep. Applicant is asking for two waivers from road standards in the Subdivision Regulations -- sidewalk on one side only and waiver of radius of property line rounding at intersection.

Subdivision will be tied into the City water and sewer system. Water impact study by Weston & Sampson is not ready. Water is a concern, also traffic. A traffic study has been prepared by Bill Scully, MS Transportation Systems. Two-page summary of study passed out to Board members. (Note: have not rec'd full traffic study) The 41 houses will generate 460 trips per day and will not have a material impact on Hartland Avenue. This fits the neighborhood and meet the standards and only two minor waivers are requested.

A neighborhood meeting for the residents will be held at the British-American Club next Wednesday, October 26, 2005. Atty. Watts referred to a sewer extension for several houses on Hemlock Drive. Also said DPW will require sewer I & I contribution. Mr. Matson is prepared to make some off-site improvements but he can't do it all.

Mr. Daly asked the total length of proposed roadways: 1,560' (Brierwood Drive extended) + 908' (other loop road)+ 200 + 500' (dead ends).

Public Comment:

Scott Bradbury, associated with the "Westminster Hill Village" (>55) development to the west on Westminster Hill Rd. It is moving forward, anticipate that this project will be underway within 4-5 months.

They have concerns with investing \$1.8 million for water improvements and that this proposed subdivision would benefit at no cost.

Brian Walker, 37 Hartland Ave. asked where the runoff went and why they couldn't they access Colony Road instead of Hartland Ave.

Brian Milisci, Whitman & Bingham Assocs. – The beginning of proposed Road A will go into a new detention pond and not discharge into the existing detention pond behind Hartland Ave.

Mr. Cruz asked if the slope of access from Colony Road would exceed 8%. Mr. Milisci said that they don't know, but will find out for the next meeting.

John Paul Downing, 19 Hartland Ave (on corner of proposed new road) asked if the proposed streets were all two-way. It was confirmed that they were. Mr. Downing didn't think that the new road should exit onto Hartland Avenue. He thought that the new road would take part of his driveway, but upon investigation it was found that he was parking on Parcel B, owned by Matson Homes.

There were questions about overflow from new basin near Hartland Avenue.

Mr. Cruz: what does Board think about two requested waivers. Will need to discuss that, also.

Mr. Daly: one sidewalk requested to be waived is a \$300,000 item, and should be discussed in the future.

Mr. Milisci: a water study is being done by the City's consultant and paid for by the applicant.

The Board would also like information on an alternative access to Colony Road, how much earth removal work, etc. Will want an outside review of the traffic study.

Hearing continued until 11-15-05 meeting.

### **OTHER BUSINESS**

#### **Conceptual plan - 25 Newport St. (former Park-Cramer mill building).**

Larry Greene, Thompson-Liston Assocs. presented concept plan for conversion of mill into 50 residential condo units. Looking to apply for special permit under Mill Conversion section of Ordinance.

Discussion about whether it's good policy to allow industrial land & buildings to be converted into residential use. Mr. Daly, Mr. Fontaine, Ms. Caron feel that this site best left as industrial use.

Ms. Cooks & Mr. Hurley think proposal was okay.

Consensus of Board was that mixed use wouldn't work either.

Applicant appreciated the feedback before they got too far into the project.

#### **Conceptual plan - Fisher Road, flexible development**

Larry Greene presented concept plans for proposed subdivision on 30 acre site, near Lahti Tree farm.

Will be on-site septic, public water available.

Couple options discussed - two points of access on Fisher Road & a loop road, or a single long dead-end. They can get 14 lots by right, proposing 12 under the flexible development section with smaller lot sizes.

Board discussed importance of 100-foot buffer around perimeter with flexible development.

What is advantage of doing a flexible development? Maybe better to do conventional development with larger lot sizes -- would fit in better with size of lots in the area. Loop water to adjacent street (Roseland Drive) to avoid dead end line.

Meeting adjourned 8:27 p.m.

*Next meeting: November 15, 2005*

Approved: November 15, 2005